

NATIONAL CAPITAL PLANNING COMMISSION

March 2, 1956

FINAL REPORT  
ON THE  
PROPOSAL TO LOCATE THE CENTRAL INTELLIGENCE AGENCY  
HEADQUARTERS BUILDING AT LANGLEY, VIRGINIA

At the request of the Director of the Central Intelligence Agency, the National Capital Planning Commission at its meeting on February 3, 1956, reconsidered the action taken at its December meeting on the proposal to establish a new headquarters for the Agency at Langley, Virginia, and voted to approve the location considered by the Agency to be the most suitable site for its purposes.

The undersigned committee was appointed by the Chairman to draft and submit the final report on this proposal, as required by the National Capital Planning Act of 1952. Membership of the committee includes those who have been for and against the Langley site.

As the Commission had been very evenly divided in both its initial opposition and subsequent approval of the Langley location, the committee has chosen to present the differing points of view on the basic planning issues involved.

Concern of Commission and Council in Decision

Under the Planning Act of 1952, the Planning Commission and Regional Planning Council have collaborative responsibility to prepare and maintain a comprehensive plan for the development of the National Capital and its environs. As the central planning agency for the Federal and District Governments, the Commission has the prime duty of reviewing Federal agency development programs in order to advise as to their consistency with the Comprehensive Plan.

It is now widely recognized that the most important single factor

25 YEAR RE-REVIEW influencing the development and supporting the general economy of the

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Washington region has been the growth and spread of Federal establishments. Consequently, the Commission's 1950 Comprehensive Plan laid great emphasis on the size and location of government agencies. In order to produce an orderly and uniform expansion of the region, new Federal establishments which could be appropriately located outside the Central Area were to be distributed on the periphery of existing development or beyond, at such locations as to encourage local development that would be harmonious with other requirements of the Plan. Except in Bethesda and Suitland, where commitments had already been made, no single installation larger than 5,000 employees was recommended. Furthermore, new installations were located at least five miles from each other or from other large established agencies.

The Comprehensive Plan, while serving as a general guide and directive for decisions on Federal establishments, also sets forth a general philosophy on land use and population distribution throughout the area. These basic policies provide the foundation or reason for a Regional Thoroughfare Plan and policies for the provision of community facilities, such as water supply and sewage disposal. The development of such plans is the joint and collaborative responsibility of the National Capital Planning Commission and the Regional Planning Council under the provisions of the 1952 Planning Act.

#### Impact on the Comprehensive Plan

The Commission's proposals for the location of future Federal establishments in the environs of Washington did not contemplate a large Federal establishment in the Langley area. On the contrary, its Plan for the location of Federal Employees limited the number of those ultimately necessary to complete

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